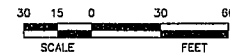




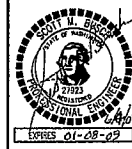
SALE: NOTED	
ADFILE: 526100T100	
JOB No. 5261	REV. △

DRAWING LIST

ASHLEY FURNITURE SITE PLAN LIBERTY LAKE, WASHINGTON



MEIER
Enterprises, Inc.
8897 Gage Boulevard
Kennewick, WA 98536
Phone 509.735.1599
Fax 509.783.5075
www.meierinc.com



HEGGEN-MCKENNA PROPERTIES, LLC
ASHLEY FURNITURE / SLEEP CITY
LIBERTY LAKE, WA
CIVIL SITE PLAN

DWG. No.
C100
SCALE: 1"=30'
DATE: 07/26/07
REV. 07/26

- T.B.M.**
- T.B.M. #1 "X" IN SIDEWALK 315' WEST OF EXISTING ACCESS ROAD. EL.=2058.73
 - T.B.M. #2 FOUND MAG NAIL IN ACCESS ROAD 580'± NORTH OF COUNTRY VISTA DRIVE ON THE WEST SIDE OF ACCESS ROAD. EL.=2062.75
 - T.B.M. #3 "X" IN SIDEWALK 315'± EAST OF ACCESS ROAD EL.=

LEGEND	
	CURBED LANDSCAPE ISLAND
	CONCRETE SIDEWALK
	NEW CURB
	CURB FIRE LANE - SEE NOTE 12
	EXIST. CURB
	EASEMENT LINE
	PROPERTY BOUNDARY
	BUILDING SETBACK
	EXIST. RIGHT-OF-WAY
	EXIST. EDGE OF ASPHALT
	EXIST. FENCE
	EXIST. UNDERGROUND POWER
	EXIST. UNDERGROUND TELEPHONE
	EXIST. STORM LINE
	EXIST. WATERLINE
	EXIST. SANITARY SEWER
	NEW WATERLINE
	NEW STORM LINE
	NEW SEWER LINE
	NEW BURIED TELEPHONE
	NEW GAS
	NEW BURIED POWER
	EXIST. WATER MANHOLE
	EXIST. TELEPHONE CLOSURE
	EXIST. POWER POLE
	NEW WATER VALVE
	NEW FIRE HYDRANT
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. SEWER MANHOLE
	EXIST. SIGN
	EXIST. CATCH BASIN
	NEW CATCH BASIN
	EXIST. STORM MANHOLE
	NEW STORM MANHOLE
	EXIST. GAS SERVICE
	EXIST. POWER SERVICE
	EXIST. TRANSFORMER

ASHLEY FURNITURE / SLEEP CITY
TOTAL - 56,520 S.F.
F.F. EL.=2066.5

- CONSTRUCTION NOTES**
1. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY LAKE, AND THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION. THE WORK SHALL ALSO COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
 2. ALL ACCESSIBLE RAMPS, SIGNS AND PAINTED STALLS SHALL CONFORM TO CITY OF LIBERTY LAKE STANDARDS, WSDOT AND THE AMERICANS WITH DISABILITY ACT (ADA).
 3. ADA TEXTURED WARNING STRIP IS TO BE DONE IN ACCORDANCE WITH LOCAL REQUIREMENTS. CONTRACTOR SHALL SUBMIT SAMPLES OF TEXTURE PATTERN TO THE OWNER'S REPRESENTATIVE AND THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION FOR ON-SITE WORK.
 4. ALL ACCESSIBLE PARKING STALLS SHALL BE INSTALLED WITH SIGNS. SEE DETAILS 4 AND 7 SHEET C104.
 5. SEE GRADING, DRAINAGE AND BUILDING PLANS FOR GRADING AND ELEVATION OF CURBS, PARKING AREAS, SIDEWALKS AND RAMP ACCESSES ALONG BUILDING.
 6. PARKING STALL STRIPING SHALL BE 4" WIDE SOLID WHITE, TWO COATS.
 7. CONTRACTOR SHALL COORDINATE WITH CITY OF LIBERTY LAKE AND SPOKANE VALLEY FIRE DISTRICT FOR CONSTRUCTION TESTING AND INSPECTION AS NECESSARY.
 8. DIMENSIONS ARE TO FACE OF CURB (6" FROM BACK OF CURB) UNLESS OTHERWISE NOTED.

9. A 24" NOSE-DOWN SHALL BE PROVIDED AT ENDS OF CURBING, EXCEPT WHEN MATCHING TO EXISTING CURB OR BUILDING LINE.
10. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND LOCATIONS AS SHOWN ON PLAN. FOR ALL RAMPS TRUNCATED DOME DETECTABLE WARNING TEXTURE SHALL BE PROVIDED IN THE LOWER 2' OF THE RAMP ONLY. COLOR OF TEXTURE TO BE SAFETY YELLOW.
11. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL JURISDICTIONAL REQUIREMENTS FOR ALL-WEATHER ACCESS TO AND AROUND SITE.
12. CONTRACTOR TO PAINT TOP AND FACE OF CURB RED, TWO COATS, PER SPOKANE VALLEY FIRE DISTRICT REQUIREMENTS WHERE DESIGNATED AS FIRE LANE.
13. CONCRETE SIDEWALK TO BE STAMPED AND COLORED CONCRETE, DAVIS COLORS-"SANDRIA" #1117 OR APPROVED EQUAL WITH RANDOM SANDSTONE PATTERN, COORDINATE ACCEPTANCE OF COLOR AND JOINT PATTERN WITH ARCHITECT.
14. COMPLETION AND ACCEPTANCE OF IMPROVEMENT OUTSIDE OF THE PROPOSED PARCEL LINES SHOWN SHALL BE COORDINATED AND OBTAINED BY THE OWNER AND CONTRACTOR.

PARKING REQUIREMENTS	
ASHLEY FURNITURE PROPOSED PARCEL	162,220 S.F.±
ASHLEY FURNITURE	48,258 S.F.
SLEEP CITY	5,375 S.F.
OTHER ROOMS	4,887 S.F.
TOTAL BUILDING AREA	58,520 S.F.
MINIMUM PARKING REQUIRED	55 STALLS
MAXIMUM PARKING ALLOWED (AS PER CITY OF LIBERTY LAKE)	83 STALLS
TOTAL PARKING PROVIDED	81 STALLS
H.C. PARKING REQUIRED	4 STALLS
(FOR 78-100 STALLS PROVIDED)	
H.C. PARKING PROVIDED	4 STALLS

TRAFFIC SIGNING SCHEDULE		
SIGN TYPE	M.U.T.C.D. DESIG.	SIZE
STOP	R3-1	30" x 30"
HANDICAP SYMBOL	R3-2	12" x 18"
NO PARKING FIRE LANE	R8-31	12" x 18"
TURN ONLY	R3-80(MOD)	12" x 18"

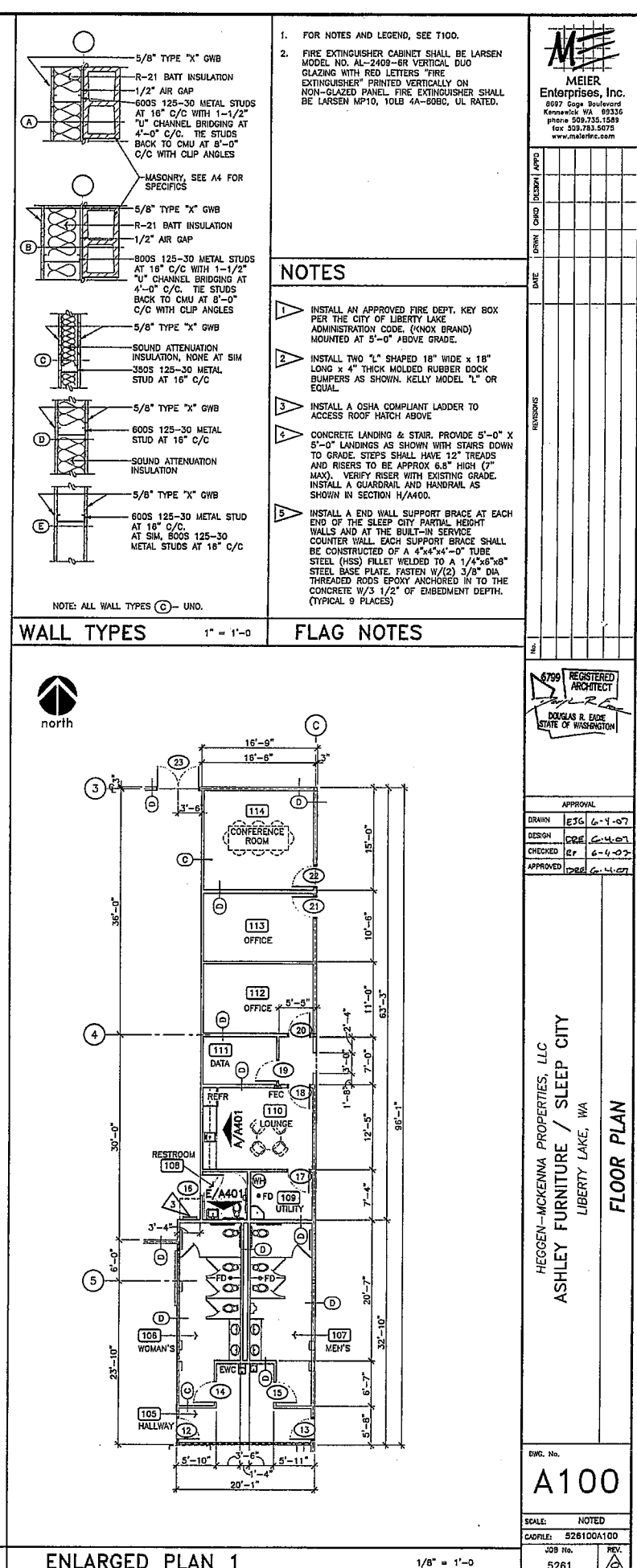
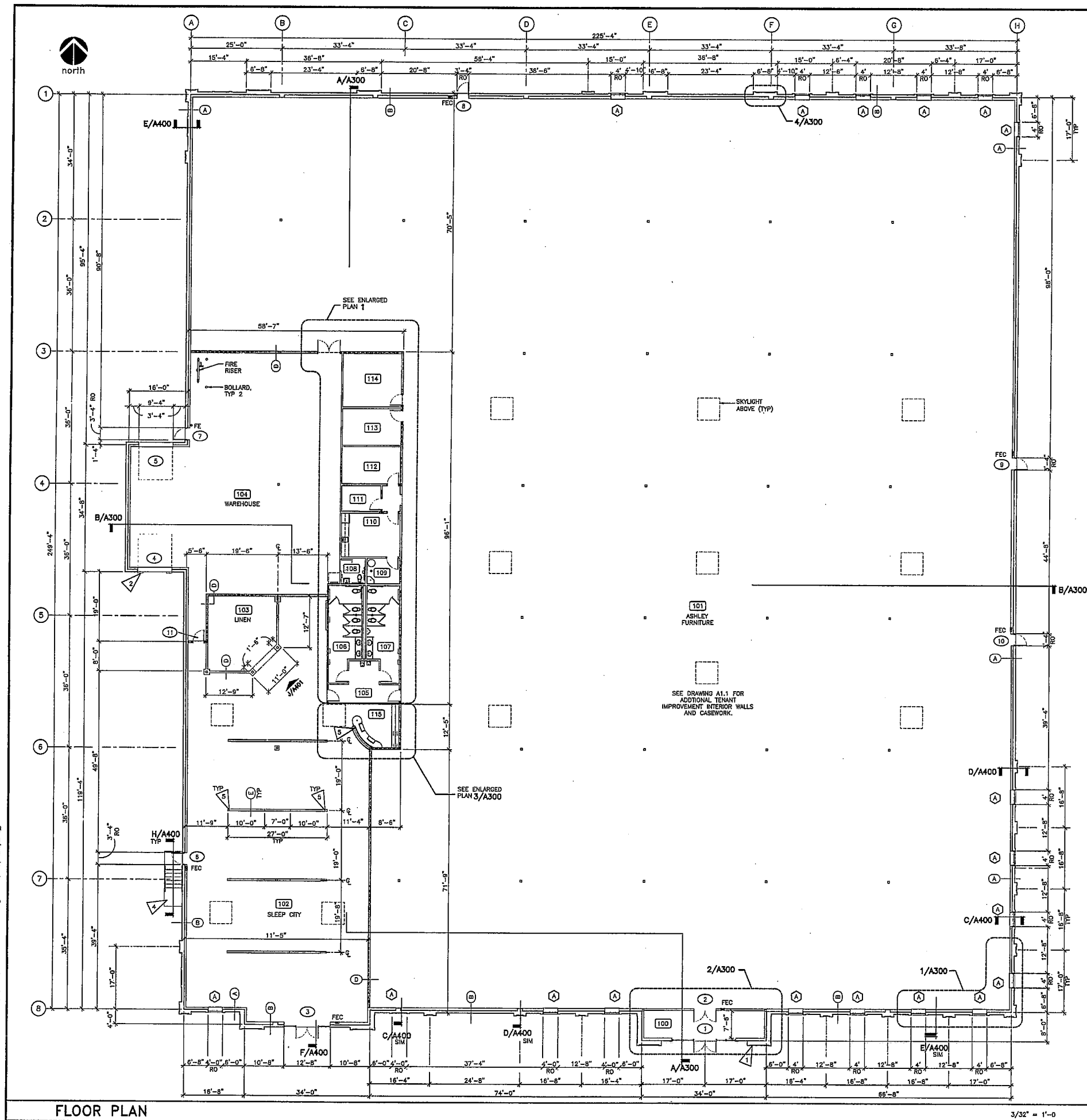
UTILITY STATEMENT

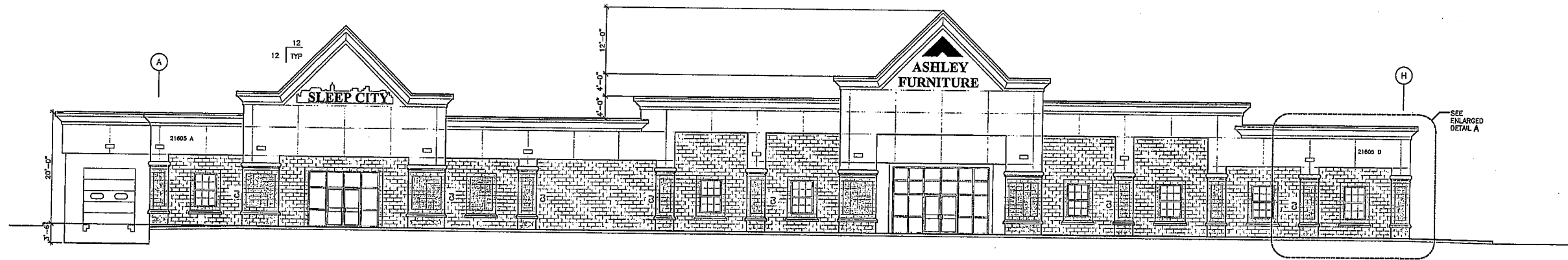
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. TAYLOR ENGINEERING, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1-800-424-5555
CALL TWO DAYS OUT
BEFORE YOU DIG

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 108 Mission Ave.
Spokane, Washington 99201
(509) 320-3271 FAX (509) 320-8224

PROJECT: 5261 Ashley Furniture Sleep City Liberty Lake, WA 99019, 100100.dwg - Jun 04, 2007 - 12:18pm - 48

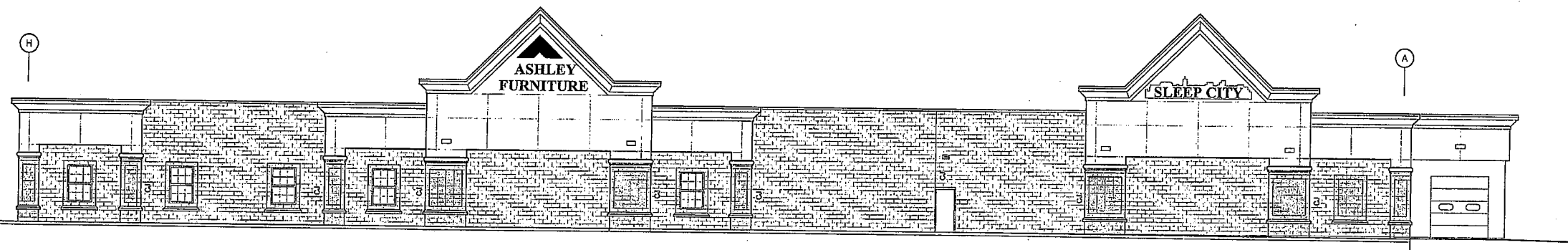




SOUTH ELEVATION

FACING COUNTRY VISTA & STERLING SAVINGS BANK

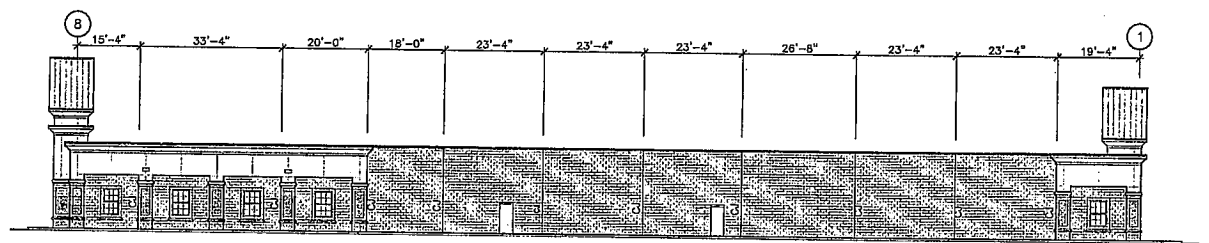
1/8" = 1'-0"



NORTH ELEVATION

FACING HI-WAY

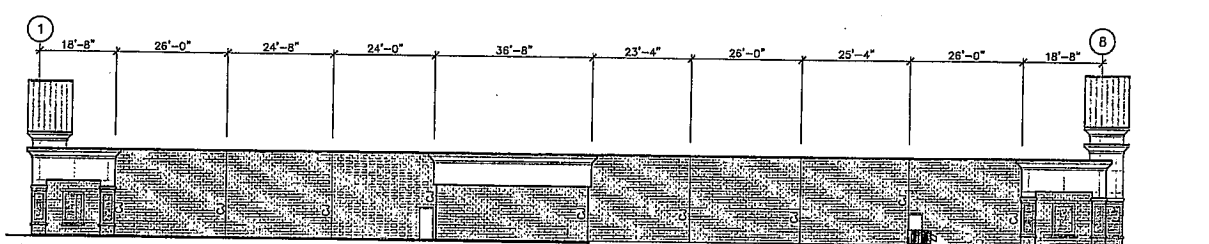
1/8" = 1'-0"



EAST ELEVATION

FACING HOME DEPOT

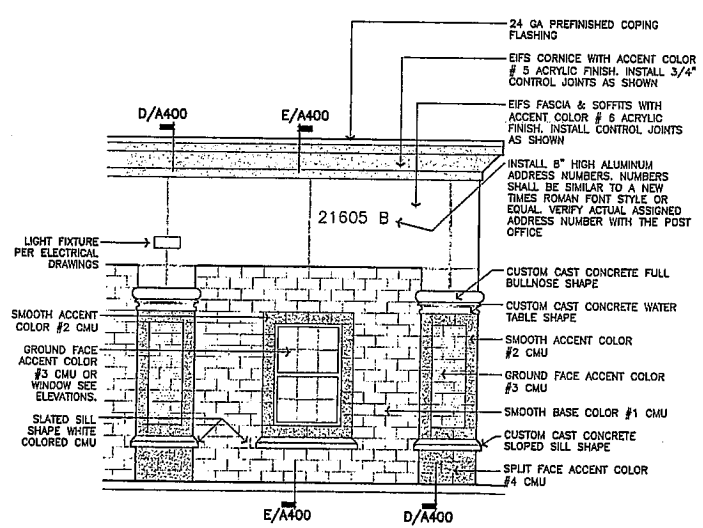
1/16" = 1'-0"



WEST ELEVATION

FACING NEW ACCESS ROAD & OPEN LOT

1/16" = 1'-0"



DETAIL A

1/4" = 1'-0"

1. FOR NOTES AND LEGEND, SEE DRAWING T100.

NOTES

MEIER
Enterprises, Inc.
8597 Gage Boulevard
Kennewick, WA, 98536
Phone 509.735.1589
Fax 509.733.5073
www.meierinc.com

6799 REGISTERED
ARCHITECT
Douglas R. Egan
STATE OF WASHINGTON

APPROVAL
DRAWN: [Signature] 6-4-07
DESIGN: [Signature] 6-4-07
CHECKED: [Signature] 6-4-07
APPROVED: [Signature] 6-4-07

HEGGEN-MCKENNA PROPERTIES, LLC
ASHLEY FURNITURE / SLEEP CITY
LIBERTY LAKE, WA

EXTERIOR ELEVATIONS

DRG. NO.
A200

SCALE: NOTED
CADD: 528100A200
JOB NO. 5261
REV. [Symbol]

PROJECTS: 5281-0581 Ashley Furniture Sleepcity Liberty Lake\DWG\528100A200.dwg - Jun 01, 2007 - 03:09pm - 49